

**ZONING BOARD OF APPEALS
238 Main Street, Cold Spring, New York 10516**

**November 5, 2018
7:30 P. M.**

Regular Monthly Meeting

Pledge of Allegiance

Approval of Minutes:

- October 15, 2018

Public Hearing:

Betsy A. Haddad

TM# 72.17-1-14

Appeal # 919

19 Lake Celeste Drive, Garrison

(The applicant is seeking approval for a renovation/addition to an existing 1,021 square foot single family residence. The project consists of a 1 story addition approximately 8' x 10.5' (heated) requiring a front yard variance where 60' is required and 23.17' is proposed (currently 24.4'). The proposed covered porch (unheated) requires a front yard variance where 60' is required and 36.45' is proposed and also requires a rear yard variance where 50' is required and 39.94' is proposed. A proposed open wood deck and steps require a rear yard variance where 50' is required and 39.39' is proposed (currently 44.7'). The project will also increase impervious surface coverage from 22.24% to 25.07% where 10% or less is required.)

**ZONING BOARD OF APPEALS
October 15, 2018
MINUTES**

The Zoning Board of Appeals for the Town of Philipstown held their regular monthly meeting on Monday, October 15, 2018, at the Philipstown Town Hall, 238 Main Street, Cold Spring, New York.

PRESENT: Robert Dee - Chairman
Vincent Cestone - Member
Paula Clair - Member
Granite Frisenda - Member
Leonard Lim - Member
Adam Rodd - Attorney (Drake Loeb PLLC)

****PLEASE NOTE that these minutes were abstracted in summary from being present at the meeting and sound recording. If anyone should seek further clarification, please review the sound recording.**

Chairman Robert Dee opened the meeting at 7:30 P. M. with the Pledge of Allegiance.

Minutes

Chairman Robert Dee: Alright. The first order of business is approval of the July 9th meeting minutes. Anybody have any corrections or changes? Anything? July 9th? I make a motion that be approved. Anybody? Second?

Granite Frisenda: Second.

Chairman Robert Dee: Paula seconds. Okay, everybody-

Leonard Lim: Aye.

Vincent Cestone: Aye.

Paula Clair: No, Granite seconds.

Chairman Robert Dee: Or, whatever. Whatever, I'll take either one. Okay. Next order of business is supposed to be a public hearing for Dana and Kevin Reymond of 28 & 30 Hudson River Lane but our secretary received a letter from them. This was a continuation of a public hearing. It says,

“Dear Tara, Kevin & I had the good fortune to purchase properties on Hudson River Lane out of the flood zone. Therefore, we are formally withdrawing our application for zoning variances, Conservation Commission approval and a building permit for 28-30 Hudson River Lane. Once more, we really appreciate all your help and guidance throughout the process. Thank you, Dana Sottile Reymond”

So that's been withdrawn.

Betsy A. Haddad
19 Lake Celeste Drive, Garrison

TM# 72.17-1-14

Appeal # 919

Chairman Robert Dee: Okay. Next order of business is, new business is for completion, 19 Lake Celeste Drive, Garrison, Betsy Haddad. Now the application proposes a 1 story addition, approx. 8' x 10.5' (heated), requiring a front yard variance where 60' is required and 23.17' is proposed. The proposed covered porch (unheated) requires a front yard variance where 60' is required and 36.45' variance is proposed and also requires a rear yard variance where 50' is required and 39.94' is proposed. The proposed open wooden deck and steps require a rear yard variance where 50' is required and 39.39' is proposed. The project would also increase impervious surface coverage to 25.07% where 10% or less is required and is currently, at this point in time, is 22.24%.

Leonard Lim: I got 22.4.

Chairman Robert Dee: 22 point what?

Leonard Lim: Point 4. You said 25?

Chairman Robert Dee: 22.24.

Leonard Lim: Okay, yeah.

Chairman Robert Dee: Right?

Leonard Lim: Yeah.

Chairman Robert Dee: Okay. Who's going to speak for the applicant, or? You want to speak?

Betsy Haddad: I can start.

Chairman Robert Dee: Sure. Okay. This, just briefly what you're looking to do. Because tonight, let me explain to you what, how this procedure works. Tonight, we look at the application we see if we have all the information. If there's any information missing we'll tell you and we'll give you a chance to provide it. If we deem the application complete, we'll set it for a public hearing next month. Okay?

Betsy Haddad: Okay.

Chairman Robert Dee: And then a public hearing. And your neighbors will be sent letters and so on and so forth, you know, about what you're trying to do and if they want to hear, you know, take a look at the plans at Town Hall they can or if they want to come here and, you know, speak

their peace, I guess, or something, or have any concerns, they are allowed to. Then at the end, at the public hearing, we'll vote whether to approve or not. Okay?

Betsy Haddad: Okay.

Chairman Robert Dee: You understand?

Betsy Haddad: Okay.

Chairman Robert Dee: Alright. Now you want to say something? No?

Betsy Haddad: I just want to say that, hello and I'm Betsy and this house hasn't been renovated, I bought it a few years ago and it hasn't been renovated, looks to me like for 30 some years, I'm not sure. But, it's in need of repair and I have adult children and I- they don't live in the town here but I really wanna have a nice place for them to come visit so I just want to do a few little changes.

Chairman Robert Dee: Okay.

Betsy Haddad: Yes, and Joanne Tall, this is Joanne Tall, architect.

Chairman Robert Dee: Okay.

Betsy Haddad: And she has come up with some really nice ideas.

Chairman Robert Dee: Okay. And she can explain it to us. Your house right now is only a little, 1,000 square feet I think right? 1021 or something?

Joanne Tall: Yes.

Leonard Lim: And what's the square footage going to?

Joanne Tall: It's, it's currently 1021 square feet and it's going to 1097 square feet.

Chairman Robert Dee: 1021 you're going to 1097. Okay. Now how many variances are you looking for here, 3 or 4?

Joanne Tall: Umm-

Chairman Robert Dee: I see-

Joanne Tall: There's a couple of front yards, there's a couple of rear yards.

Chairman Robert Dee: Alright.

Joanne Tall: And impervious surface so, umm-

Chairman Robert Dee: Well you're gonna need one, let's start from the beginning. You're gonna need one for the 8' by 10' heated addition. The heated addition's gonna be in the front of the house I guess?

Joanne Tall: Umm, do you have a site plan?

Chairman Robert Dee: Yeah. Go ahead.

Joanne Tall: Can I point it out?

Chairman Robert Dee: Sure.

Joanne Tall: Here's Lake Celeste Drive and it's this little, finely hashed area, right here.

Chairman Robert Dee: Okay.

Joanne Tall: This is just interior alterations. This is existing and this is a new front open porch, covered, but open railing.

Chairman Robert Dee: Okay.

Joanne Tall: Just-

Chairman Robert Dee: It's on the front of the road, basically. It-

Joanne Tall: Yes.

Chairman Robert Dee: It fronts the road is what I'm trying to say.

Joanne Tall: The entire house is on the front yard setback.

Chairman Robert Dee: Okay.

Joanne Tall: And-

Chairman Robert Dee: It looks like there's, a variance – it looks like there's a lot of variances already, you know, under-

Joanne Tall: Well it's preexisting nonconforming. I mean-

Chairman Robert Dee: Yeah, right. The whole lot is nonconforming.

Joanne Tall: Yeah. The lot is undersized. As you can see, this little triangle shape here is the only as-of-right building area, which is 800 and some odd square feet, which is-

Chairman Robert Dee: Right.

Joanne Tall: -not really buildable.

Chairman Robert Dee: Right. Alright, so the first variance would be for that front heated area, right?

Joanne Tall: Yeah, so you're treating heated space and covered porch separately.

Chairman Robert Dee: Right, correct, yeah.

Joanne Tall: Oh, okay.

Chairman Robert Dee: There'll be, yeah, from what my understanding is, he wants separate-Tara, right? He's looking for pretty much separate variances?

Tara Percacciolo: Yeah.

Chairman Robert Dee: Yeah, okay. So, so that would be the first one. So the first one would be where 50- where 60 feet is required, alright-

Joanne Tall: Yes.

Chairman Robert Dee: -and proposed, 23 is proposed.

Joanne Tall: 23.17.

Chairman Robert Dee: Point 17. How much is there now?

Joanne Tall: 24.4.

Chairman Robert Dee: Okay, so you're already into it. I mean-

Joanne Tall: Yeah.

Chairman Robert Dee: Yeah, alright. So, so you're only looking for a couple of feet I guess is what I'm trying to say.

Joanne Tall: Yeah. Yes.

Chairman Robert Dee: Right.

Adam Rodd: Well, on the front yard it's not even a couple feet.

Granite Frisenda: It's like a foot.

Adam Rodd: It's, you're going from, 24.4 is the setback, as I read, and jump in if I'm wrong, and the proposed on the front yard is 23.17.

Joanne Tall: Correct.

Adam Rodd: So-

Joanne Tall: To center line of traveled way.

Adam Rodd: Not even 2 feet.

Joanne Tall: Yeah.

Chairman Robert Dee: Okay.

Joanne Tall: Exactly. And we sort of had to do this small addition to make it remain a 3 bedroom because it is a 3 bedroom and there's just one bathroom so we snuck a little powder room which sort of moved a bedroom over, so.

Chairman Robert Dee: Okay.

Joanne Tall: We did what minimal it took to get like a twin or full-size bed. It doesn't take a queen or definitely not a king.

Chairman Robert Dee: Okay, so that's the first variance. That's gonna be 8' by 10.5' right?

Joanne Tall: Yes.

Chairman Robert Dee: And that'll be attached to the house, to the existing house.

Joanne Tall: Correct.

Chairman Robert Dee: Okay.

Joanne Tall: In fact, the roof line will just continue.

Chairman Robert Dee: Right. Now the next one is the proposed covered porch. Is there a covered porch there now?

Joanne Tall: No, no-

Chairman Robert Dee: Okay.

Joanne Tall: There is no front door to this house anymore. It had been removed-

Chairman Robert Dee: Okay.

Joanne Tall: And somebody put the kitchen where the front door is?

Chairman Robert Dee: Okay.

Joanne Tall: And so, you only enter through, currently, the deck. And it's got one door to the exterior so we thought if we made an entrance towards the driveway and the road it'd be a better situation and therefore, a covered porch.

Chairman Robert Dee: Okay so the covered porch is gonna be –

Leonard Lim: How big is the porch?

Joanne Tall: Let me flip to my-

Leonard Lim: The covered porch.

Joanne Tall: The covered porch. Alright, one moment and I will have that for you. It is – the whole width of the building which is 21 feet 3.5 inches. And it sticks out from the building, the depth is, let's call it 9 foot, $\frac{3}{4}$ of an inch. It has to do with the, where the-

Chairman Robert Dee: Alright, you're gonna have to get the exact.

Joanne Tall: Yes. Yeah, it's 9 feet and-

Chairman Robert Dee: You don't need them tonight but I'm saying-

Joanne Tall: Yes.

Chairman Robert Dee: We can't go, you're not gonna go down and get a building permit with saying 9 and then some, you know what I mean, you're gonna have to have.

Joanne Tall: Yeah. Absolutely.

Chairman Robert Dee: I mean even at 20, you know, even, you're saying 21 3 $\frac{1}{2}$ you know because he's gonna measure it so you gotta make sure what, you know.

Joanne Tall: Oh absolutely.

Chairman Robert Dee: If you need that other half an inch ask for it now, is what I'm trying to say.

Joanne Tall: Okay.

Chairman Robert Dee: Okay? You know it's, before you come the next time because I don't want to hold you to the 16th of an inch.

Joanne Tall: Okay.

Chairman Robert Dee: Okay?

Joanne Tall: Okay.

Chairman Robert Dee: I just wanna make sure. Because he'll measure and you know.

Adam Rodd: The dimensions are on your plan. Correct? The addition?

Joanne Tall: Correct.

Chairman Robert Dee: Is the 9 foot 1 on there?

Joanne Tall: Umm, 9-foot $\frac{3}{4}$ but can we call it 9-foot 1 inch?

Chairman Robert Dee: Okay, yeah make those, change those a little bit so when, next time, you know. It's probably easier to make it 9-foot 1 inch than 0.03 or something like that.

Joanne Tall: Correct.

Chairman Robert Dee: That would be my suggestion.

Joanne Tall: Correct.

Chairman Robert Dee: Okay. And what's there now, the, okay, so the front yard variance requires, the porch is gonna need a front yard, right? Covered porch?

Joanne Tall: Yes.

Chairman Robert Dee: Okay.

Joanne Tall: It is in the front yard.

Chairman Robert Dee: Okay where 60 feet is required-

Joanne Tall: Correct.

Chairman Robert Dee: And 36.45 is proposed. So, so you're already into the 60 foot, right?

Leonard Lim: Yup.

Chairman Robert Dee: The house itself.

Joanne Tall: Yes.

Adam Rodd: I'm a little confused. I don't see the, where do you see the setback of 36? Cuz that's not on the legal notice.

Tara Percacciolo: There is no legal notice. It-

Adam Rodd: As I understand it the, the rear yard setback that we currently have is 4.7.

CROSSTALK – INAUDIBLE

Betsy Haddad: ...there's a shared well with across the road.

Chairman Robert Dee: So, you share a well, one second, you share a well and septic?

Betsy Haddad: No, I have a septic tank in my front yard. It, it's, it might be on the survey.

Chairman Robert Dee: Okay.

Leonard Lim: I don't, don't see it.

Chairman Robert Dee: It's gotta be on the survey.

Betsy Haddad: Is the septic on the survey? It's right in front of the kind of existing bathroom.

Chairman Robert Dee: Let's take a look.

Joanne Tall: Yea, he has the exposed tank cover located.

Chairman Robert Dee: Yes, he does, exposed septic tank cover. Okay, now where are we with the covered porch, right. Is that in the front?

Joanne Tall: Yeah, the 36.45 is the front yard.

Chairman Robert Dee: Okay.

Joanne Tall: And-

Chairman Robert Dee: So, the variance you're asking for is?

Tara Percacciolo: According to Greg's denial letter they need 2 variances for the covered porch, a front yard and a rear yard.

Chairman Robert Dee: A front yard and a rear yard.

Tara Percacciolo: I believe because of the way the parcel is shaped.

Chairman Robert Dee: Because of the way the property's shaped?

Tara Percacciolo: Cuz it kind of comes up and then goes back out so it's got 2 separate rear yards technically?

Chairman Robert Dee: Oh, okay I see what you're talking about. Yeah.

Tara Percacciolo: That's how Greg explained it to me.

Joanne Tall: If you see, this rear yard line extended, it goes through that porch.

Chairman Robert Dee: Oh, okay. Alright.

Joanne Tall: And you see that little 39.94 rear yard then the front yard. Front yard and rear yard.

Chairman Robert Dee: Because of the way the property is shaped.

Leonard Lim: Show me again.

Chairman Robert Dee: They're talking about, no not that one. This one here. They're talking about the way the property is shaped.

CROSSTALK – INAUDIBLE

Betsy Haddad: You know, one thing I didn't mention is that I live in the house in the backyard.

Chairman Robert Dee: I'm sorry?

Betsy Haddad: It's 15- that house, my residence, is in the backyard. I forgot to mention that.

Paula Clair: What's that?

Chairman Robert Dee: Your house is –

Leonard Lim: Where is it?

Betsy Haddad: So, this is 19-

Chairman Robert Dee: Lot 7?

Betsy Haddad: Lake Celeste. Uh I don't know if it's plot 7.

Leonard Lim: On the map. You got numbers here.

Joanne Tall: If-

Chairman Robert Dee: She's in 7?

Leonard Lim: You're living on, in 7.

Betsy Haddad: I'm in the one that has the shared driveway.

Leonard Lim: There's no house here on (inaudible). I don't, I don't see a house here.

Joanne Tall: Well, we're only applying for a variance for this property. So, um-

Leonard Lim: I know but I just would like to know where the house was because you're still gonna be how close to that house?

Joanne Tall: Okay. Here is the house she lives in, A, parcel A.

Chairman Robert Dee: Okay.

Joanne Tall: This is the parcel in question.

Chairman Robert Dee: I got it. Okay.

Leonard Lim: Okay.

Chairman Robert Dee: Alright.

Joanne Tall: They share the right-of-way to get into the other-

Chairman Robert Dee: The right-of-way is, right, right. I saw the right-of-way in the deed, right, okay.

Joanne Tall: Okay.

Chairman Robert Dee: So, you don't live in this house now?

Betsy Haddad: No.

Chairman Robert Dee: Oh, cuz you're trying to fix it up for people to visit. Your children or something like that.

Betsy Haddad: Yes, and I'm studying homeopathy and one day I might like to have a little practice there.

Chairman Robert Dee: Okay. Alright. That makes a little more sense now because it was a little, quite hard to understand what you're trying to do here.

Betsy Haddad: I'm sorry I didn't say that straight up.

Chairman Robert Dee: No, no problem, no problem. Okay. Now, okay, so we got 3 variances. The 3rd variance again explain to me is for the rear yard because the line goes there, right? Is that what we're saying Tara? Because of the way the property line goes?

Tara Percacciolo: According to, yeah let me see here.

Chairman Robert Dee: According to-. Okay, the proposed covered porch requires a front yard variance where 60 feet is required and it is proposed and also requires a rear yard variance where 50 feet is required and 39.94 is proposed. Oh, I guess they're saying because the way that the line goes to the house-

Joanne Tall: And this is the corner to the front and here's the corner to the back.

Tara Percacciolo: Yes.

Chairman Robert Dee: -the line goes to the house.

Leonard Lim: So basically, she couldn't build anywhere.

Adam Rodd: They're just measuring that distance from the rear corner of the proposed covered porch.

Chairman Robert Dee: Right.

Paula Clair: He has a different, he has-

Chairman Robert Dee: Proposed no wood deck steps, porch.

Tara Percacciolo: Is it one of the other plans?

Paula Clair: I don't think so.

Adam Rodd: It's on the site plan.

Chairman Robert Dee: Yeah, it's on the site plan. Here, look here.

CROSSTALK – INAUDIBLE

Paula Clair: Doesn't matter.

Chairman Robert Dee: Alright, so that's-

Leonard Lim: Yeah but, is this an interior alteration or is this an addition?

Joanne Tall: Both.

Chairman Robert Dee: Well, it's, it says, you have it here interior alteration but actually I guess it's an addition.

Leonard Lim: It's an addition, it's not an alteration.

Chairman Robert Dee: In the front, the first one.

Joanne Tall: No, no. This is interior but this is addition, this other hatch, over here, proposed one-story, wood-frame addition. Over here.

Chairman Robert Dee: Okay. Oh, I see. Proposed one-story, wood-frame addition, heated.

Leonard Lim: Addition. Okay, so addition's on this side, alterations in the front. Okay.

Chairman Robert Dee: Right.

Joanne Tall: And the porch is on the opposite side.

Chairman Robert Dee: Oh, okay.

Joanne Tall: The alteration is just mapping out where the majority of the alteration is on the interior.

Chairman Robert Dee: Okay. Alright, I see now. Yeah, it's a little confusing to me. Alright so, you have it on the site here. Okay. Alright so that's 3. What else do we need, let's see. And then a proposed open wood deck and steps require a rear yard variance where 50' is required and 39.39' is proposed. Is that-

Joanne Tall: Correct.

Chairman Robert Dee: So, then the deck is in the back.

Joanne Tall: That's this dimension.

CROSSTALK – INAUDIBLE

Joanne Tall: This is the proposed open deck.

Chairman Robert Dee: Okay. Is there a CO for this house? Is there a Certificate of Occupancy?

Joanne Tall: Yes. It's in-

Chairman Robert Dee: Alright, if it's in there okay.

Joanne Tall: It's in the package.

Chairman Robert Dee: Okay good. So, so that's for the rear yard. That's for the steps and the deck there. And then, oh I see what it needs, okay. 5. So what you're looking at is 5 variances. That fourth one would be for the rear yard and the steps and the fifth one would be for the impervious surface coverage.

Joanne Tall: Correct.

Chairman Robert Dee: The project would also increase impervious surface coverage to 25.07% where 10% or less is required and is currently 22.24%. So, you're only looking for like a 1% or you know 3% increase.

Joanne Tall: Correct.

Chairman Robert Dee: Because you already have 22%, right?

Joanne Tall: Correct.

Leonard Lim: And 10% is required. So, they're already at 22 and they're gonna go to 24.

Chairman Robert Dee: Already at 22 and they want to go to 25. That would be the fifth one. Okay.

Leonard Lim: And it's less than half an acre?

Joanne Tall: Correct. It's 0.463 acre. 0.4, a little under half an acre.

Leonard Lim: Under half an acre.

Chairman Robert Dee: Yeah. This is an old piece of property with an old house on it that's been there for years and-

Leonard Lim: Yeah, I understand.

Joanne Tall: Yeah and it's in 10-acre zoning so-

CROSSTALK – INAUDIBLE

Chairman Robert Dee: A little smaller than-

Leonard Lim: That's what I was trying to figure out. 10-acre zoning.

Chairman Robert Dee: Right, right. Cuz if you look around the area you can see the properties around it are much larger. So, this was, this has been there for a long time.

Joanne Tall: Well it was originally a lake, summer house, cottage.

Chairman Robert Dee: Right.

Leonard Lim: A bungalow.

Chairman Robert Dee: There's a lot of those.

Joanne Tall: Where they have, you know, a common building, so the cottages were small.

Chairman Robert Dee: Right. There's a number of them up there like that.

Joanne Tall: Yeah. Wonderful neighborhood.

Chairman Robert Dee: Oh yeah.

Leonard Lim: Do you have any plans to merge the 2 lots?

Betsy Haddad: I didn't think of it. Why do you ask?

Leonard Lim: I want to know.

Betsy Haddad: Oh, I thought you were suggesting, you were saying- I didn't think of it.

Leonard Lim: No, I want to know if you have any plans to merge the lot.

Betsy Haddad: I, no I don't have any intent.

Leonard Lim: Okay.

Chairman Robert Dee: Okay. I think we got everything that we need. We got the deed, we got the site plan, we got the 5 factors answers. Is there any questions, do we need any more information you think or anything before we set a public hearing? Any questions on it? Anything? Anybody?

Leonard Lim: Nope.

Chairman Robert Dee: No? Okay. Oh, now the question is- the next meeting is for November 12th but that's Veterans Day, right?

Tara Percacciolo: So, do you wanna deem that application complete or no?

Chairman Robert Dee: Oh, yeah, you're right.

Adam Rodd: I would just, you know, just formalize it. "I make a motion that we deem the application complete" and then second it.

Chairman Robert Dee: Yeah, alright. I'm trying to see, I'm trying to get the date when we're gonna go cuz we might have to change the date.

Adam Rodd: Whatever it is but we should just first deem it complete.

Chairman Robert Dee: Okay. Can I, at this time I make a motion that the application be deemed as complete.

Leonard Lim: I make the motion.

Chairman Robert Dee: Second?

Paula Clair: I'll-

Chairman Robert Dee: Second? Okay. All in favor?

Paula Clair: Aye.

Leonard Lim: Aye.

Granite Frisenda: Aye.

Vincent Cestone: Aye.

Chairman Robert Dee: Okay, the application's complete. Now we gotta see when we're gonna have the hearing. The 12th is Veterans Day. We can have it Veterans Day or we can have it the week before or the week after, it's up to the board. You're off Veterans Day, Tara?

Tara Percacciolo: That's, yeah, we're off the 12th. Veterans Day is technically the 11th but we get the 12th for it.

Chairman Robert Dee: Oh, you get off the 12th for it. So, you're working the 11th anyway.

Tara Percacciolo: Well the 11th is a Sunday. The 12th is a Monday so that's when it's observed. We're off that day.

Chairman Robert Dee: Okay. I don't have my calendar.

Tara Percacciolo: We could have it the week before on the 5th or the week after on the 19th or we can, according to Tina, I believe we can hold it that day, even if we're not here. She said it's been done before, so, it's your guys' call.

Chairman Robert Dee: Anybody got any suggestions?

Adam Rodd: I would, I mean it's up to you guys, I think the 5th works for me. Just easier for scheduling because the 3rd Monday there's another board. So normally we do second and fourth.

Chairman Robert Dee: Okay.

Paula Clair: Okay.

Chairman Robert Dee: Is the 5th enough time to get the notices out, the letters and everything else like that?

Tara Percacciolo: Yeah, as long as I get it- as long as I have it, I'll get it in to them by this weekend, it'll be published on the 24th which gives us at least 10 days so that's good.

Chairman Robert Dee: October 24th so-

Tara Percacciolo: That gives me 13 days so it's good, as long as I get it in by this Friday then it's published on the 24th.

Chairman Robert Dee: Do you have the names and all the addresses? Did she give it to you?

Tara Percacciolo: Yeah, I can generate it in my system.

Chairman Robert Dee: Okay.

Leonard Lim: November 5th?

Chairman Robert Dee: Does everybody agree, November 5th? Is that alright with everybody? Okay it'll be November 5th, 7:30. And what happens now is the secretary is going to mail out, like I said, to your surrounding neighbors. Okay. Are you friendly with your neighbors or do you know your neighbors or?

Betsy Haddad: Yeah.

Chairman Robert Dee: I suggest that you tell them beforehand. You know, if you have a chance, you know, stop in and say listen, this is what I'm planning, you know, show them your plans. Sometimes when people get a letter in the mail they get panicky, you know what I'm trying to say? So, if they know before hand; it's nice to inform people. Just a suggestion, you do, you know, whatever you want.

Betsy Haddad: Thanks, that's a good idea.

Chairman Robert Dee: Okay. And. So we're gonna have a public hearing, November 5th, 7:30. And at that time, everybody will be notified, it'll be in the newspaper, you know, that we have a public hearing. We take care of that. And like I said, people come here and if they have any questions we'll try and answer their questions. And then we'll make a decision from there.

Okay? You have any other questions I can help you with? Okay. You're all set. And square off those inches though, you know what I'm trying to say, if you can for the next meeting.

Joanne Tall: Yeah.

Chairman Robert Dee: You know, because you don't want to cut yourself down to 1/16th of an inch, you know? Might have a bad tape measure that day, or something like that. Make it an even number.

Joanne Tall: Yeah.

Chairman Robert Dee: Any questions from anybody else? No? Okay. Can I get a motion-

Leonard Lim: Second.

Chairman Robert Dee: That the meeting be adjourned? Second. All in favor?

Paula Clair: Aye.

Leonard Lim: Aye.

Granite Frisenda: Aye.

Vincent Cestone: Aye.

Chairman Robert Dee: Aye. Okay. Thank you, goodnight.

(The meeting adjourned at 7:55 pm by a unanimous decision.)

NOTE: These minutes were prepared for the Zoning Board of Appeals and are subject to review, comment, emendation and approval thereupon.

DATE APPROVED: _____

Respectfully submitted,

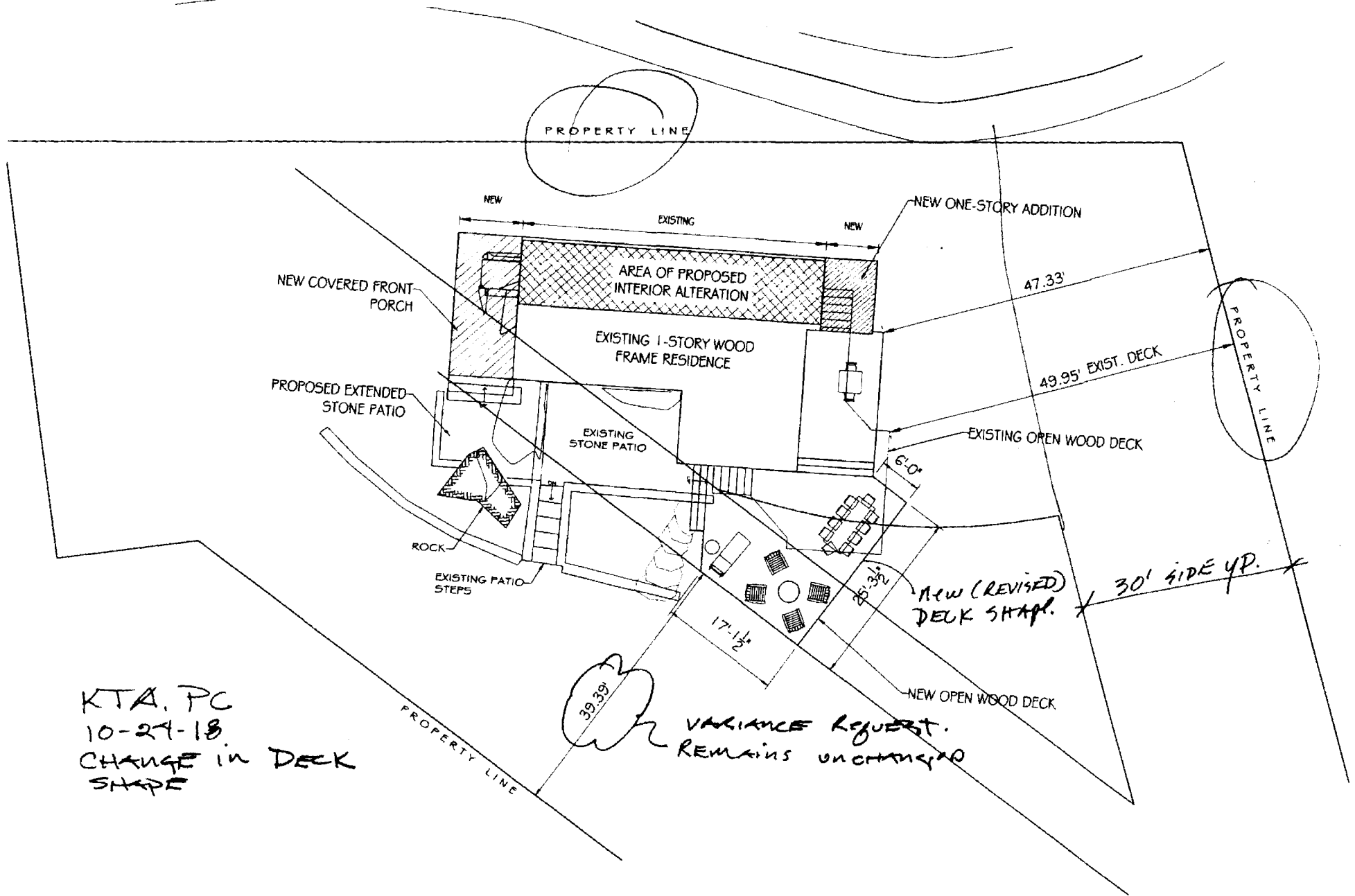
Tara K. Percacciolo
Secretary

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Zoning Board of Appeals of the Town of Philipstown on Monday November 5, 2018 at 7:30 P.M. at the Philipstown Town Hall, 238 Main Street, Cold Spring, New York to hear the following appeal:

Betsy Haddad, 19 Lake Celeste Drive, Garrison, NY TM# 72.17-1-14. The applicant is seeking approval for a renovation/addition to an existing 1,021 square foot single family residence. The project consists of a 1 story addition approximately 8' x 10.5' (heated) requiring a front yard variance where 60' is required and 23.17' is proposed (currently 24.4'). The proposed covered porch (unheated) requires a front yard variance where 60' is required and 36.45' is proposed and also requires a rear yard variance where 50' is required and 39.94' is proposed. A proposed open wood deck and steps require a rear yard variance where 50' is required and 39.39' is proposed (currently 44.7'). The project will also increase impervious surface coverage from 22.24% to 25.07% where 10% or less is required. The property is approximately 0.463 acres and is located in the RC Zoning District.

At said hearing all persons will have the right to be heard. Copies of the application, plat map, and other related materials may be seen in the Office of the Building Department, 2 Cedar Street (behind the Town Hall), Cold Spring, New York.

Dated 10/19/18



KTA, PC
 10-27-18.
 CHANGE IN DECK
 SHAPE

VARIANCE REQUEST.
 REMAINS UNCHANGED